

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2017**

Name of Redevelopment Project Area (below):	Southeast-II
Primary Use of Redevelopment Project Area*: Combination/Mixed	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types: Retail/Residential	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<input checked="" type="checkbox"/>
Industrial Jobs Recovery Law	<input type="checkbox"/>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan including any project implemented and a description of the redevelopment activities.? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F		X
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, Analysis MUST be attached and labeled Attachment J	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, The audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 labeled Attachment L		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only, not actual agreements labeled Attachment N	X	

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))

Provide an analysis of the special tax allocation fund.

FY 2017

TIF NAME:

Southeast-II

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 130,237

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 684,964	\$ 998,418	99%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 5,625	\$ 6,297	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 13	0%

All Amount Deposited in Special Tax Allocation by source

\$ 690,589

Cumulative Total Revenues/Cash Receipts

\$ 1,004,728 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 36,213

Distribution of Surplus

Total Expenditures/Disbursements

\$ 36,213

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ 654,377

FUND BALANCE, END OF REPORTING PERIOD*

\$ 784,614

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SECTION 3.2 A

PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
ICSC Conference	396	
Select USA Conference	691	
ITIA Membership Dues	85	
		\$ 1,172
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2017

TIF NAME: Southeast-II

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

**Check here if no property was acquired by the Municipality within the
X Redevelopment Project Area.**

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F)

FY 2017

TIF Name:

Southeast-II

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	X
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



June 1, 2018

Office of the Illinois Comptroller
Local Government Division
Suite 15-500
100 W. Randolph Street
Chicago, IL 60601

RE: Village of Wheeling Annual TIF Reports:
Crossroads Redevelopment Area
South Milwaukee Avenue TIF District
Lake Cook and Milwaukee Avenue TIF District
Town Center-II Redevelopment Area
Southeast-II TIF District

To Whom It May Concern:

I am the Village Manager and Chief Executive Officer of the Village of Wheeling. This letter is to certify that, to the best of my knowledge, the Village of Wheeling has complied with all of the requirements of the Illinois Tax Increment Financing Act during the fiscal year ended December 31, 2017. This certification is issued pursuant to requirements of the Act.

Sincerely,

Jon Sfondilis
Village Manager



June 1, 2018

Office of the Illinois Comptroller
Local Government Division
Suite 15-500
100 W. Randolph Street
Chicago, Ill. 60601

RE: Village of Wheeling Annual TIF Reports:
January 1, 2017 to December 31, 2017

Crossroads Redevelopment Area
South Milwaukee Avenue TIF District
Lake Cook and Milwaukee Avenue TIF District
Town Center-II Redevelopment Area
Southeast-II TIF District

To Whom It May Concern:

I, James Ferolo, am the Village Attorney for the Village of Wheeling, Illinois.

I have reviewed all information provided to me by the Village administration and staff, and I find that the Village of Wheeling has conformed to all applicable requirements of the Illinois Tax Incremental Redevelopment Allocation Act set forth thereunder to the best of my knowledge and belief.

This opinion relates only to the time period set forth, and is based upon information available to me as of the end of said fiscal year.

Sincerely,

James Ferolo
Village Attorney

**Village of Wheeling, IL
Southeast-II TIF District**

Annual Comptroller's Report

Statement Regarding Activities Undertaken in Furtherance of the Objectives of the Plan

Expenditures were incurred for consulting services for Industrial Lane, business recruitment, legal fees and salaries associated with the development of the Southeast-II TIF District.

Please note this statement is also intended to provide the additional information on the use of all funds received under this Division and steps taken by the Village to achieve the objectives of the redevelopment plan.

**MINUTES OF THE ANNUAL MEETING OF THE JOINT REVIEW BOARD (JRB)
FOR THE VILLAGE OF WHEELING
SOUTHEAST - II REDEVELOPMENT PROJECT AREA**

**Friday, August 25, 2017
Board Room
2 Community Boulevard
Wheeling, Illinois 60090**

The meeting was called to order at 9:32 a.m.

On roll call the following members of the Joint Review Board were present:

Indian Trails Public Library	Susan Beal
Prospect Heights Public Library District	Alex Todd
School District #21	Mary Werling
Wheeling Park District	Matt Wehby
School District #214	Cathy Johnson
Village of Wheeling	Michael Mondschain

The following members were not present:

Wheeling Township
Community College #512
Cook County
Public Member

Also in attendance from the Village of Wheeling were Brian Smith, Assistant Finance Director; Michael Marro, Accountant; Angela Peters, Financial Services Coordinator and John Melaniphy, Director of Economic Development.

In compliance with the statutes of the State of Illinois, the Annual TIF JRB Meeting was held for the purpose of reviewing the effectiveness and status to date of the TIF redevelopment project areas.

Mr. Mondschain asked for a motion to appoint a meeting chairperson. Ms. Johnson made a motion to appoint Mr. Mondschain chairman; Ms. Beal seconded the motion. All being in favor, the motion passed.

Chairman Mondschain stated that the Village sent a letter to Ms. PJ Weston asking whether her intention would be to continue on as the Public Member of this JRB or to formally resign. That letter was returned "undeliverable". As such, Ms. Weston is no longer available to participate as the Public Member of the Joint Review Board, Chairman Mondschain was unable to find another resident to volunteer their time; therefore, the meeting will continue without the participation of a Public Member.

Chairman Mondschain began his review of the FY 2016 Annual Tax Increment Finance Report for the Southeast II TIF as follows:

Section 3.1. He noted the reporting period began with a fund balance of \$14,956 and during the year the Village collected \$149,414 of revenue, which was mostly property tax increment and a small amount of interest. There were \$34,000 of expenditures, and the total fund balance at the end of the reporting year of just over \$130,000. The Village is showing a deficit going forward due to expenditures happening in the TIF, but not a lot of revenue coming in.

Section 3.2A, line item one showed that the Village spent money on salaries and employee costs related to the Village's Business Development Coordinator who works with John Melaniphy and does a lot of work to promote development within the TIF Districts. A portion of her salary is charged to each of the TIF Districts. Also listed, are business recruitment subscriptions to try to promote the economic development opportunities within the TIF Districts. The next page shows the monies spent on TIF related conferences and membership dues.

Section 3.2 B shows there were no vendors paid in excess of \$10,000.

Section 3.3 of the report reflects that no debt has been issued. Item two – Description of Project Costs to be Paid, shows there are anticipated future costs for administration; the façade program; and an infrastructure project on Industrial Lane that would improve the water and sewer system. The bottom of the page indicates we are anticipating a deficit.

Section 4 indicates that no property was acquired by the Village in the redevelopment project area.

Section 5 shows there have been no public or private investments undertaken to date.

Section 6 shows the base EAV for the Southeast II TIF District when it was designated in 2014 was approximately \$41,000,000 and for the reporting fiscal year the EAV had risen to just over \$42,000,000. Chairman Mondschain added that he had just been notified that for 2016 the EAV had risen to \$47.4 million. He then distributed a spreadsheet indicating how each of the TIF Districts has grown. The spreadsheet tracks each of the TIF districts since inception or beginning in 2001.

The next two pages are letters from the Village Manager and Village Attorney certifying that the Village has complied with all the requirements of the TIF Act. Chairman Mondschain indicated that these letters would be signed prior to submission of the report to the State of Illinois Comptroller's Office.

Mr. Mondschain stated that one of the final pages of the report is the Statement Regarding Activities Undertaken in Furtherance of the Objectives of the Plan.

Chairman Mondschain moved on to the next item on the agenda and asked for a motion to approve the Minutes of the August 24, 2016 meeting of the JRB for the Southeast II Redevelopment Project Area. A motion was made by Ms. Werling; seconded by Ms. Johnson. All were in favor and the motion carried.

The financial statements were attached to the report as well as a letter from the auditors stating that the Village had complied with all requirements of the statute in terms of reporting.

Ms. Johnson asked Chairman Mondschain to go over what had occurred in the project area over the past year. Specifically the Façade Grant Program and Industrial Lane.

Chairman Mondschain went on to explain that there are monies set aside for the Façade Grant Program in each of the TIF Districts. Therefore, if a business is interested in improving the appearance of the outside of their building, they can apply for a Façade Grant. They can receive up to 50% of the cost of the improvement, up to \$50,000 per grant. There have been no façade grants issued in the Southeast II TIF.

Speaking to the question about Industrial Lane, Mr. Mondschain indicated that there are significant infrastructure issues in the area relating to watermain and sewer problems as well as storm water management. Therefore, some capital projects will be scheduled over the next few years

Chairman Mondschain then deferred to Director Melaniphy for an update regarding development.

Mr. Melaniphy stated that Hawthorn Aviation will be building two (2) new hangers at Chicago Executive Airport. They have requested no TIF assistance in the first phase of the project which is a 30,000 square foot hanger.

Director Melaniphy also indicated that the Village had a study conducted 4-5 years ago with Teskin Associates, looking at the redevelopment of Industrial Lane. They recommended infrastructure improvements as well as the types of end users the Village should target to redevelop the area. Their suggestions were car rental agencies, gas stations, restaurants and convenience stores.

There being no further questions, Chairman Mondschain asked for a motion to approve the project area report. A motion was made by Ms. Johnson; seconded by Mr. Wehby. All were in favor and the motion passed.

There being no other communications regarding the Southeast II Redevelopment Project Area, Chairman Mondschain asked for a motion to adjourn the meeting. Ms. Werling made a motion; it was seconded by Mr. Todd. All were in favor and the meeting adjourned at 9:45 a.m.

Respectfully Submitted,



Michael Mondschain
Director of Finance

VILLAGE OF WHEELING, ILLINOIS

NONMAJOR GOVERNMENTAL FUNDS

COMBINING BALANCE SHEET

December 31, 2017

	Special Revenue			
	Motor Fuel Tax	Foreign Fire Insurance Tax	Emergency Telephone System	Grant
ASSETS				
Cash and investments	\$ 1,291,124	\$ 125,692	\$ 42,622	\$ -
Receivables				
Property taxes	-	-	-	-
Accounts	-	-	373,437	-
Accrued interest	-	-	-	-
Other	-	-	-	153
Prepaid items	-	775	-	-
Inventory	216,739	-	-	-
Due from other funds	-	-	-	-
Due from other governments	83,189	-	-	828,761
TOTAL ASSETS	\$ 1,591,052	\$ 126,467	\$ 416,059	\$ 828,914
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 153,397	\$ -	\$ 336,615	\$ 198,341
Accrued payroll	-	-	-	9,187
Deposits payable	-	-	-	-
Due to other funds	-	-	79,444	621,386
Total liabilities	153,397	-	416,059	828,914
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - property taxes	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Total liabilities and deferred inflows of resources	153,397	-	416,059	828,914
FUND BALANCES				
Nonspendable				
Prepaid items	-	775	-	-
Inventory	216,739	-	-	-
Restricted				
Capital projects	-	-	-	-
Highways and streets	1,220,916	-	-	-
Public safety	-	125,692	-	-
Economic development	-	-	-	-
Debt service	-	-	-	-
Assigned				
Capital projects	-	-	-	-
Total fund balances	1,437,655	126,467	-	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 1,591,052	\$ 126,467	\$ 416,059	\$ 828,914

Capital Projects									
Crossroads Redevelopment Area	Town Center TIF #2	North Milwaukee/ Lake Cook Redevelopment Area	South Milwaukee Redevelopment Area	Southeast TIF #2	Capital Projects	Stormwater	Debt Service	Total	
\$ 121,055	\$ 936,995	\$ 2,515,289	\$ 1,185,177	\$ 784,870	\$ 3,169,496	\$ 1,273,158	\$ 133,458	\$ 11,578,936	
451	-	6,058	-	320	-	-	1,959,833	1,966,662	
-	115,206	-	-	-	18,000	151,326	-	657,969	
-	1,340	412	1,492	-	7,841	-	-	11,085	
-	-	-	-	-	316,775	-	-	316,928	
85	85	85	85	85	-	-	-	1,200	
-	-	-	-	-	-	-	-	216,739	
-	-	-	-	-	615,501	-	-	615,501	
-	-	-	-	-	-	-	-	911,950	
\$ 121,591	\$ 1,053,626	\$ 2,521,844	\$ 1,186,754	\$ 785,275	\$ 4,127,613	\$ 1,424,484	\$ 2,093,291	\$ 16,276,970	
\$ 16,668	\$ 783,397	\$ 14,276	\$ -	\$ 661	\$ 704,751	\$ 6,845	\$ -	\$ 2,214,951	
-	-	-	-	-	-	-	-	9,187	
-	-	-	-	-	-	339,200	-	339,200	
-	-	-	-	-	-	-	-	700,830	
16,668	783,397	14,276	-	661	704,751	346,045	-	3,264,168	
-	-	-	-	-	-	-	1,956,324	1,956,324	
-	-	-	-	-	-	-	1,956,324	1,956,324	
16,668	783,397	14,276	-	661	704,751	346,045	1,956,324	5,220,492	
85	85	85	85	85	-	-	-	1,200	
-	-	-	-	-	-	-	-	216,739	
-	-	-	-	-	-	1,078,439	-	1,078,439	
-	-	-	-	-	-	-	-	1,220,916	
-	-	-	-	-	-	-	-	125,692	
104,838	270,144	2,507,483	1,186,669	784,529	-	-	-	4,853,663	
-	-	-	-	-	-	-	136,967	136,967	
-	-	-	-	-	3,422,862	-	-	3,422,862	
104,923	270,229	2,507,568	1,186,754	784,614	3,422,862	1,078,439	136,967	11,056,478	
\$ 121,591	\$ 1,053,626	\$ 2,521,844	\$ 1,186,754	\$ 785,275	\$ 4,127,613	\$ 1,424,484	\$ 2,093,291	\$ 16,276,970	

See accompanying notes to financial statements.

VILLAGE OF WHEELING, ILLINOIS

NONMAJOR GOVERNMENTAL FUNDS

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES

For the Year Ended December 31, 2017

	Special Revenue			
	Motor Fuel Tax	Foreign Fire Insurance Tax	Emergency Telephone System	Grant
REVENUES				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	975,923	-	196,903	2,217,174
Charges for services	-	-	499,512	-
Investment income	13,923	-	3,444	-
Miscellaneous	-	63,981	1,350	-
Total revenues	989,846	63,981	701,209	2,217,174
EXPENDITURES				
Current				
General government	-	-	-	1,337,766
Public safety	-	79,520	1,245,664	250,400
Highways and streets	901,051	-	-	-
Capital outlay	-	-	-	717,932
Capital improvements	-	-	-	-
Debt service				
Principal	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	901,051	79,520	1,245,664	2,306,098
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	88,795	(15,539)	(544,455)	(88,924)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	210,000	88,924
Transfers (out)	-	-	(112,458)	-
Total other financing sources (uses)	-	-	97,542	88,924
NET CHANGE IN FUND BALANCES	88,795	(15,539)	(446,913)	-
FUND BALANCES (DEFICIT), JANUARY 1	1,348,860	142,006	446,913	-
FUND BALANCES, DECEMBER 31	\$ 1,437,655	\$ 126,467	\$ -	\$ -

Capital Projects									
Crossroads Redevelopment Area	Town Center TIF #2	North Milwaukee/ Lake Cook Redevelopment Area	South Milwaukee Redevelopment Area	Southeast TIF #2	Capital Projects	Stormwater	Debt Service	Total	
\$ 2,801,752	\$ 772,498	\$ 4,816,784	\$ 1,565,860	\$ 684,964	\$ 2,895,388	\$ -	\$ 1,863,210	\$ 15,400,456	
-	32,785	-	-	-	247,397	-	-	3,670,182	
-	-	-	-	-	-	680,452	-	1,179,964	
17,860	20,171	27,910	12,526	5,625	42,290	11,352	13,301	168,402	
-	585,220	-	-	-	18,046	-	-	668,597	
2,819,612	1,410,674	4,844,694	1,578,386	690,589	3,203,121	691,804	1,876,511	21,087,601	
-	-	-	-	-	-	-	-	1,337,766	
-	-	-	-	-	-	-	-	1,575,584	
-	-	-	-	-	474,726	-	-	1,375,777	
2,258,100	1,495,985	115,026	744,777	36,212	-	125,169	-	5,493,201	
-	1,240,448	104,822	-	-	2,782,800	-	-	4,128,070	
-	355,358	2,077,620	-	-	328,107	-	1,400,000	4,161,085	
-	-	660,172	-	-	64,949	-	1,466,347	2,191,468	
2,258,100	3,091,791	2,957,640	744,777	36,212	3,650,582	125,169	2,866,347	20,262,951	
561,512	(1,681,117)	1,887,054	833,609	654,377	(447,461)	566,635	(989,836)	824,650	
-	-	415,125	-	-	-	-	996,885	1,710,934	
-	-	-	-	-	(320,101)	(171,500)	-	(604,059)	
-	-	415,125	-	-	(320,101)	(171,500)	996,885	1,106,875	
561,512	(1,681,117)	2,302,179	833,609	654,377	(767,562)	395,135	7,049	1,931,525	
(456,589)	1,951,346	205,389	353,145	130,237	4,190,424	683,304	129,918	9,124,953	
\$ 104,923	\$ 270,229	\$ 2,507,568	\$ 1,186,754	\$ 784,614	\$ 3,422,862	\$ 1,078,439	\$ 136,967	\$ 11,056,478	

See accompanying notes to financial statements.



1415 West Diehl Road, Suite 400
Naperville, IL 60563
630.566.8400

SIKICH.COM

REPORT OF INDEPENDENT ACCOUNTANT'S ON COMPLIANCE

The Honorable Mayor
Members of the Board of Trustees
Village of Wheeling, Illinois

We have examined management's assertion that the Village of Wheeling, Illinois (the Village), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2017. As discussed in that representation letter, management is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village's compliance with statutory requirements.

In our opinion, management's assertion that the Village of Wheeling, Illinois complied with the aforementioned requirements for the year ended December 31, 2017, is fairly stated in all material respects.

This report is intended for the information and use of the Mayor, Board of Trustees, Management, the Joint Review Board, the Illinois State Comptroller, and the Illinois Department of Revenue.

Sikich LLP

Naperville, Illinois
May 29, 2018